HOUSING MARKET INFORMATION

# RENTAL MARKET REPORT

## Ottawa-Gatineau[1] CMA (Quebec)

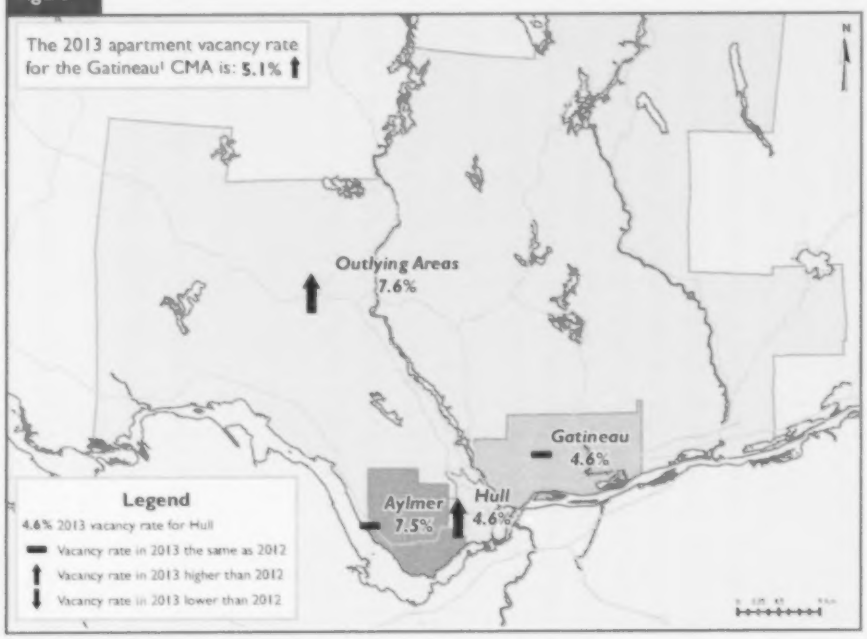
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2013

## Highlights

- The vacancy rate in the Quebec part of the Ottawa-Gatineau CMA increased from 3.3 per cent in October 2012 to 5.1 per cent in October 2013.
- The average rent for two-bedroom apartments reached **$744** per month this fall.
- The estimated change in the average rent for two-bedroom apartments[2] was negative this year (1.6 per cent).

Figure 1




[1] Quebec part of Ottawa-Gatineau CMA

[2] The estimate is based on structures that were common to the survey samples for both the 2012 and 2013 Fall Rental Market Surveys.

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## Rental market softens markedly

The CMHC Rental Market Survey conducted in October 2013 revealed that the vacancy rate rose in the Quebec part of the Ottawa-Gatineau census metropolitan area (CMA). In fact, the proportion of unoccupied units was estimated at 5.1 per cent in October 2013, compared to 3.3 per cent at the same time the year before. So, for two years in a row now, the vacancy rate has increased significantly in the area, as a result of the moderation in demand for rental units.

## Slowdown in demand for rental units

The increase in the vacancy rate this year was attributable to a slowdown in demand for rental units, given that few new rental units were added to the area's housing stock in the past year.

This moderation in demand was mainly caused by the considerable decrease in interregional net migration[3] in the Gatineau area. While interregional net migration usually hovered around 1,200 people in the area, this level was only 230 people in 2012. Also, a closer review of this level revealed one of the reasons explaining why the rental market eased so significantly.

In fact, the decrease in interregional net migration mainly occurred in the city of Gatineau (which includes the Hull, Aylmer, Gatineau, Buckingham and Masson-Angers sectors), where the rental housing stock is concentrated. Also, the age group that recorded the greatest drop in interregional net migration was people aged from 20 to 35, a segment of the population with a high proportion of renters. The decline was so significant in this age group that interregional net migration was negative for the first time in more than a decade, while this level was usually around 650 people annually. This strong decrease was due to the fact that the Gatineau area seems to have recently lost some of its appeal, given the current regional economic conditions, especially in terms of employment.

Some factors nevertheless contributed to supporting demand, factors without which the easing of the rental market could have been even greater. The number of immigrants who came to settle in the area remained at around 1,800 people, which helped sustain demand for rental housing. In addition, the slowdown in the movement to homeownership that occurred in the area over the last year means that fewer renters decided to leave their apartments. However, these last two factors could not offset the significant decrease in interregional net migration.

## Market conditions ease in Hull and in the outlying area of the metropolitan area

After posting the lowest vacancy rate over the past few years, the Hull sector now presents conditions similar to those observed in several other zones of the Gatineau area. The vacancy rate in Hull was 4.6 per cent in October 2013, up by more than 2 percentage points over 2012. Since Hull has more than half of the rental housing units in the area, the easing of this market caused the vacancy rate to rise significantly for the overall Gatineau area.

This increase in the vacancy rate was probably attributable to two factors. First, while supply did not grow much across the entire Gatineau area, most of the new rental housing units were added in Hull. Second, while no specific data are available in this regard, the decrease in interregional net migration recorded in the area may have had a greater impact on this zone. In fact, most newcomers to the Gatineau area likely settle in the Hull sector when they arrive, close to Canada's capital and numerous government buildings. Finally, it should be mentioned that the slight decrease in student enrolment at the institution of higher learning in the sector may also have contributed to lowering the demand on the rental market.

In the outlying sector of the metropolitan area, where rental apartment buildings are quite scarce,[4] the vacancy rate was 7.6 per cent in 2013, compared to 3.5 per cent in 2012. While this increase may appear significant at first glance, the number of vacant dwellings grew by about 50 units (in absolute numbers). By comparison, in the case of Hull, the increase was four to five times greater in absolute terms.

Finally, in the Aylmer and Gatineau sectors, the vacancy rates remained relatively stable year over year, at 7.5 and 4.6 per cent, respectively, in 2013. In these two submarkets, supply was up very slightly. Rental housing demand was probably supported by the slowdown in the movement to homeownership observed in the Gatineau area for more than a year.

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[3] Source: Institut de la statistique du Québec

[4] The outlying sector includes all parts of Les Collines-de-l'Outaouais as well as Buckingham and Masson-Angers, where most of the rental housing units in this vast zone are concentrated.

## Conditions ease for one- and two-bedroom apartments

In the one-bedroom and two-bedroom apartment categories, which represent over 80 per cent of the rental housing stock, the vacancy rates increased between the two survey periods. For one-bedroom apartments, the vacancy rate rose from 3.2 per cent to 5.8 per cent while, for two-bedroom apartments, the rate climbed from 3.4 per cent to 4.9 per cent. The vacancy rate for apartments with three or more bedrooms remained stable from 2012 to 2013 (at 4.0 per cent). As a result, regardless of unit size,[5] all the vacancy rates are now above 4 per cent in the Gatineau area.

Also, for reasons of statistical reliability, few survey results are available on vacancy rates by both apartment size and geographic sector. Where results are available, the proportion of unoccupied units remained relatively stable between the last two surveys, for almost all geographic zones and bedroom types.

However, in the Hull sector, the proportion of unoccupied two-bedroom rental units climbed from 2.3 per cent in 2012 to 4.6 per cent in 2013. As mentioned, apartments of this size represent half of the rental housing stock in the Hull sector and more than a quarter of that in Quebec part of the Ottawa-Gatineau CMA. The softer demand recorded in the two-bedroom apartment category in the Hull zone therefore seems to have contributed to the easing of the rental market this year in the overall area.

## Results by building category

Generally, regardless of structure size, the vacancy rates were stable from 2012 to 2013. However, the market eased significantly in the very large building segment (100 units and more), since the vacancy rate increased by nearly 3 percentage points in this category, jumping from 1.1 per cent in 2012 to 3.9 per cent in 2013.

A review of the vacancy rates by year of construction shows that rental structures built between 1975 and 1989 are the ones that posted an increase in their vacancy rate. As for buildings constructed before or after those years, their vacancy rates were relatively stable between the two survey periods.

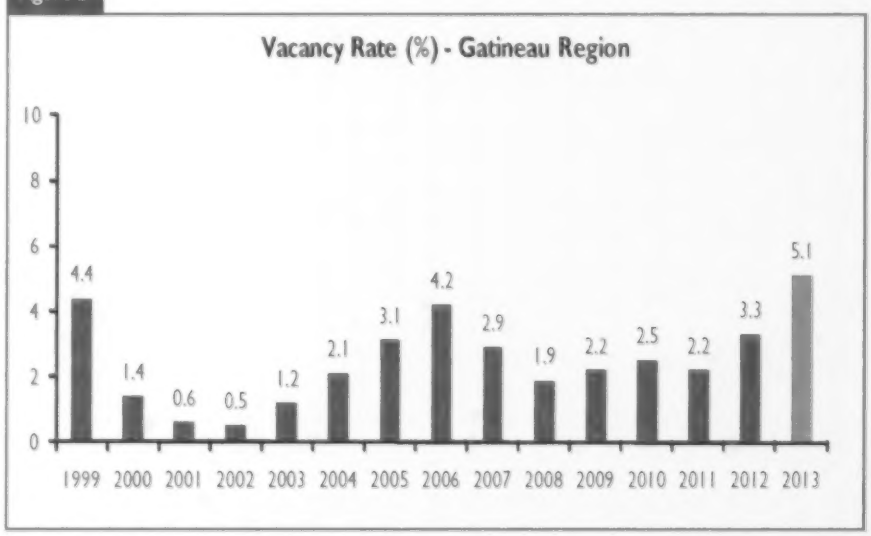
It should be noted that it is difficult to accurately determine if the easing in these unit categories was attributable to their inherent characteristics (size and age) or rather to the fact that they are mainly located in Hull, a sector that likely recorded a decrease in interregional net migration (caused by the weaker job market).

## Availability rate rises in 2013

As was the case for the vacancy rate, the availability rate also rose over the past year, reaching 6.0 per cent in October 2013, compared to 4.3 per cent a year earlier. This rate reflects not only the vacant units but also the units for which the existing tenant has given, or has received, an official notice to move, and for which a new tenant has not signed a lease. It gives a general idea of the supply of vacant units in the short term, even if the fall season is not a time of year when many tenants typically move in Quebec.

The data revealed that the availability rates increased in two sectors of the Gatineau area: Hull and the outlying sector. These are in fact the same two

Figure 2




Source: CMHC

[5] Data for bachelor units are not available for reasons of statistical reliability.

sectors where vacancy rate increases were observed this year. This would therefore seem to indicate that, at the time of the survey, more renters were expected to leave their units in these zones, another sign that the easing of the market is well established.

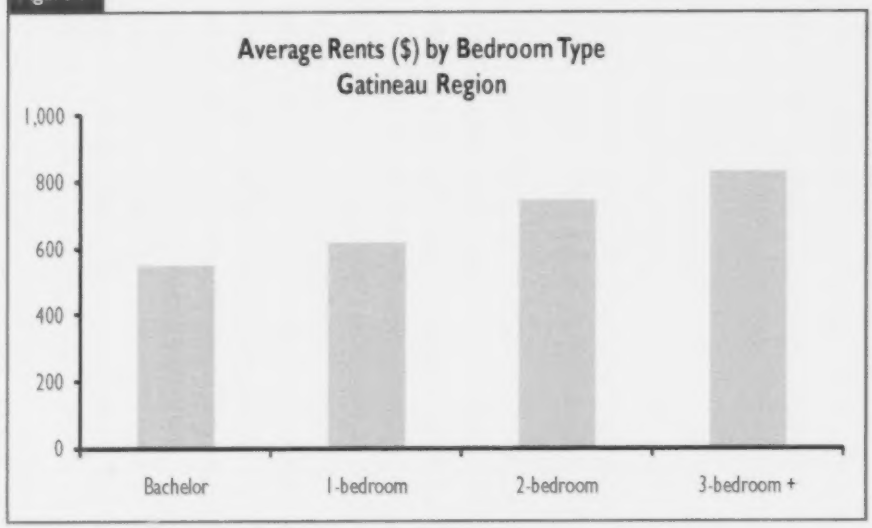
## Rents in 2013

The average rent for two-bedroom apartments reached $744 while, for apartments with three or more bedrooms, the average attained $831. The average rents for bachelor apartments and one-bedroom units, for their part, rose to $550 and $617, respectively.

In fact, an analysis of the data revealed that the most affordable zone for renting two-bedroom apartments was the outlying sector of the Gatineau area (around $630), while the highest average rent for units of this type was recorded in Aylmer (around $800). This level may be attributable to the fact that this sector has the most newly built apartments, which generally command higher rents. In the other two central sectors of the metropolitan area, the rents reached $731 in Gatineau and $760 in Hull.

According to CMHC, the estimated change in the average apartment rent[6] was -0.9 per cent overall between the October 2012 and October 2013 surveys. The estimate is based on structures that were common to the survey samples for both the 2012 and 2013 fall surveys. However, some composition effects still remain, for example, rental units renovated/upgraded or changing tenants, because the survey does not collect data to such level of details.

Figure 3




Source: CMHC

This drop in the estimated change in the average apartment rent can probably be explained by the high vacancy rate posted in the area. Under these circumstances, competition among landlords to attract tenants may well have increased, putting downward pressure on prices. The decrease in this measure was especially large in the case of two-bedroom apartments in the Hull sector (-2.9 per cent), as market conditions eased quite significantly for units of this type and in this zone.

As for the vacancy rates, the data by rent range revealed no significant differences among the various rent ranges. For example, the proportion of vacant units for dwellings with rents from $500 to $599 was essentially the same as that recorded in the category of apartments renting for more than $900, at around 5 per cent.

[6] To compare data year over year, CMHC has been using a measure that estimates the change in rents charged in existing structures. This measure therefore excludes the impact of new structures and conversions added to the universe between surveys, providing a better indication of the change in rents charged in existing structures.

## Ottawa and Gatineau: Two Distinct Markets

According to the results of the Rental Market Survey conducted by Canada Mortgage and Housing Corporation (CMHC) in October 2013, the rental market was tighter on the Ontario side. The vacancy rate was 2.9 per cent in Ottawa, compared to 5.1 per cent in Gatineau.

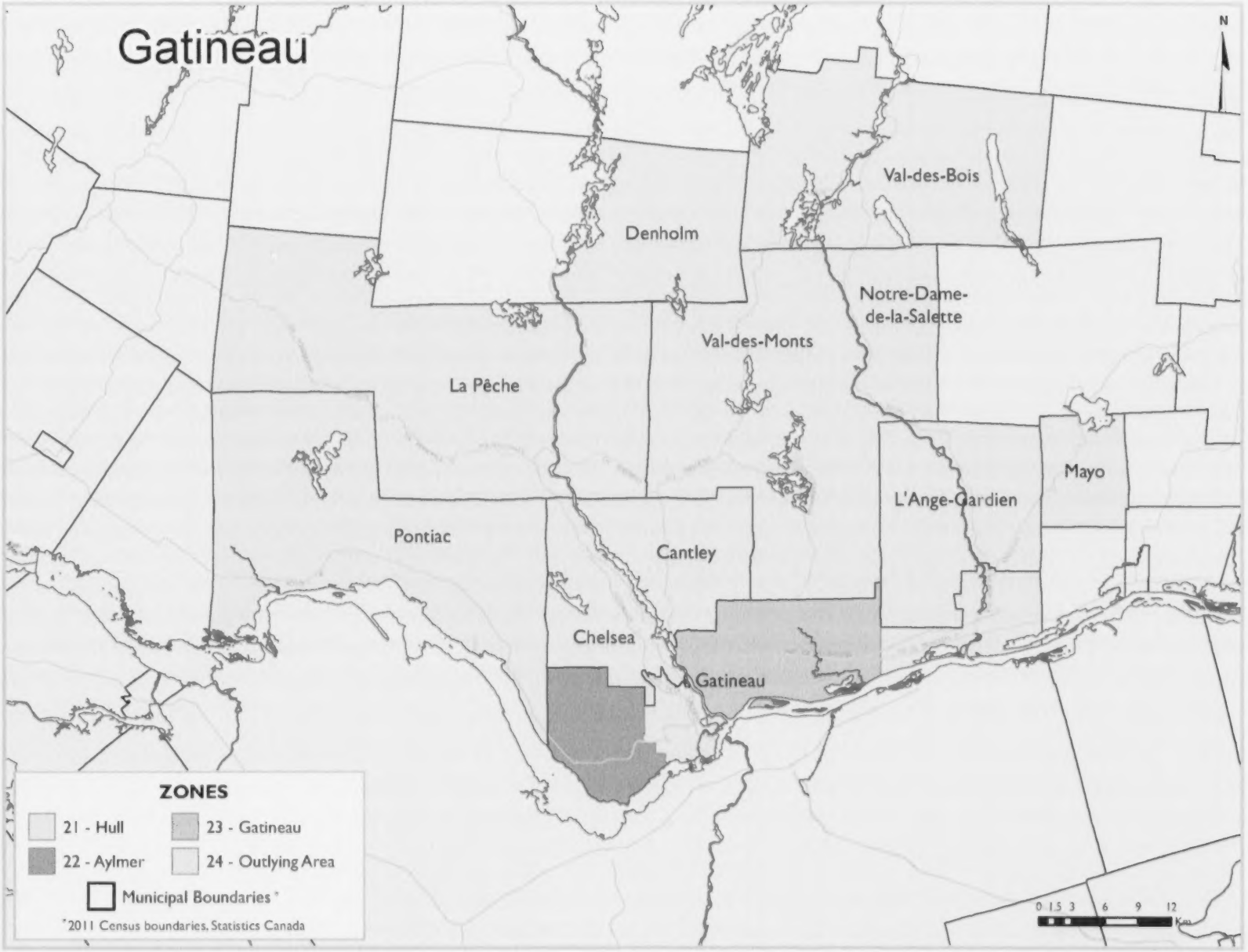
The rents were also considerably higher of the south side of the Ottawa River. In fact, the average monthly rent reached $1,015 there, compared to $717 on the north side. As well, this significant difference increases with the number of bedrooms in the apartments. In the case of bachelor units, the average rent was about $200 higher in Ottawa than in Gatineau. By comparison, the rent gaps between the two shores were almost $300 for one-bedroom units, $400 for two-bedroom units and $550 for units with three or more bedrooms. These differences are due in part to the relative scarcity of larger apartments in the Ottawa area. Also, the characteristics of the rental housing stock (year of construction, structure size) and the different lease conditions in Ottawa are also factors that can explain these gaps.

In the last year, rents went in opposite directions in Ottawa and Gatineau. According to the estimates, rents were up by 1.6 per cent in October 2013 on the Ontario side, while they were down by 0.9 per cent in Gatineau. The significant vacancy rate gap between the two areas partly explains this difference. For more detailed information about the Ottawa rental market, please see the Rental Market Report, Ottawa, available on CMHC's website.

**Number of Private Apartment Units in the Universe by Zone and Bedroom Type**

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-12 | Oct-13 | Oct-12 | Oct-13 | Oct-12 | Oct-13 | Oct-12 | Oct-13 | Oct-12 | Oct-13 |
| Ottawa-Gatineau CMA (Québec Part) | 853 | 871 | 5,106 | 5,132 | 11,518 | 11,546 | 2,820 | 2,861 | 20,297 | 20,410 |
| Ottawa-Gatineau CMA (Ontario Part) | 5,127 | 5,128 | 28,667 | 28,450 | 23,821 | 24,050 | 2,545 | 2,571 | 60,160 | 60,199 |

| Apartment Vacancy Rates (%) by Major Centres | | |
|---|---|---|
| | Oct. 2012 | Oct. 2013 |
| Abbotsford | 4.2 | 3.2 |
| Barrie | 2.0 | 3.0 |
| Brantford | 3.5 | 2.9 |
| Calgary | 1.3 | 1.0 |
| Edmonton | 1.7 | 1.4 |
| Gatineau | 3.3 | 5.1 |
| Greater Sudbury | 2.7 | 3.4 |
| Guelph | 1.4 | 1.9 |
| Halifax | 3.0 | 3.2 |
| Hamilton | 3.5 | 3.4 |
| Kelowna | 4.0 | 1.8 |
| Kingston | 1.7 | 2.3 |
| Kitchener-Cambridge-Waterloo | 2.6 | 2.9 |
| London | 3.9 | 3.3 |
| Moncton | 6.7 | 9.1 |
| Montréal | 2.8 | 2.8 |
| Oshawa | 2.1 | 2.1 |
| Ottawa | 2.5 | 2.9 |
| Peterborough | 2.7 | 4.8 |
| Québec | 2.0 | 2.3 |
| Regina | 1.0 | 1.8 |
| Saguenay | 2.0 | 2.8 |
| Saint John | 9.7 | 11.4 |
| Saskatoon | 2.6 | 2.7 |
| Sherbrooke | 5.0 | 5.3 |
| St. Catharines-Niagara | 4.0 | 4.1 |
| St. John's | 2.8 | 3.2 |
| Thunder Bay | 1.1 | 2.6 |
| Toronto | 1.7 | 1.6 |
| Trois-Rivières | 5.2 | 5.1 |
| Vancouver | 1.8 | 1.7 |
| Victoria | 2.7 | 2.8 |
| Windsor | 7.3 | 5.9 |
| Winnipeg | 1.7 | 2.5 |
| **Total** | **2.6** | **2.7** |


Gatineau
N
Val-des-Bois
Denholm
Notre-Dame-de-la-Salette
Val-des-Monts
La Pêche
Mayo
L'Ange-Gardien
Pontiac
Cantley
Chelsea
Gatineau
ZONES
21 - Hull
23 - Gatineau
22 - Aylmer
24 - Outlying Area
Municipal Boundaries *
*2011 Census boundaries, Statistics Canada
0 1.5 3 6 9 12
Km

| RMS ZONE DESCRIPTIONS - OTTAWA-GATINEAU CMA (QUEBEC PORTION) | |
|---|---|
| Zone 21 | **Hull:** Gatineau sector corresponding to the former municipality of Hull. |
| Zone 22 | **Aylmer:** Gatineau sector corresponding to the former municipality of Aylmer. |
| Zone 23 | **Gatineau:** Gatineau sector corresponding to the former municipality of Gatineau. |
| Zone 24 | **Outlying area:** Gatineau sector corresponding to the former municipality of Buckingham, Gatineau sector corresponding to the former municipality of Masson-Angers, municipality of Chelsea, municipality of Cantley, municipality of La Pêche, municipality of Pontiac, municipality of Val-des-Monts, L'Ange-Gardien, Denholm. |
| **Zones 21-24** | **Ottawa-Gatineau CMA (Quebec portion)** |

# RENTAL MARKET REPORT TABLES

## Available in ALL Rental Market Reports

**Private Apartment Data:**

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units in the Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

## Available in SELECTED Rental Market Reports

**Private Apartment Data:**

1.3.3 Vacancy Rates (%) by Structure Size and Zone

**Private Row (Townhouse) Data:**

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units in the Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

**Private Apartment and Row (Townhouse) Data:**

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units in the Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

## Available in the Quebec, Montreal, Ottawa, Toronto, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

**Rental Condominium Apartment Data**

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($) by Bedroom Type
4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Condo Sub Area
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

## Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

**Secondary Rented Unit Data**

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in in Other Secondary Rented Units by Dwelling Type

## 1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Ottawa-Gatineau CMA (Que. Part)

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-12 | Oct-13 | Oct-12 | Oct-13 | Oct-12 | Oct-13 | Oct-12 | Oct-13 | Oct-12 | Oct-13 |
| Zone 21 - Hull | ** | 3.7 | 2.6 | 4.5 | 2.3 | 4.6 | 2.5 | 5.5 | 2.4 | 4.6 |
| Zone 22 - Aylmer | 0.0 | ** | ** | ** | ** | 7.9 | ** | ** | 6.4 | 7.5 |
| Zone 23 - Gatineau | ** | ** | 3.4 | ** | 4.0 | 3.6 | ** | ** | 3.8 | 4.6 |
| Zone 24 - Peripheral | ** | ** | ** | ** | 4.1 | ** | ** | ** | 3.5 | 7.6 |
| **Ottawa-Gatineau CMA (Que. Part)** | **2.3** | ** | **3.2** | **5.8** | **3.4** | **4.9** | **3.0** | **4.0** | **3.3** | **5.1** |

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Ottawa-Gatineau CMA (Que. Part)

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-12 | Oct-13 | Oct-12 | Oct-13 | Oct-12 | Oct-13 | Oct-12 | Oct-13 | Oct-12 | Oct-13 |
| Zone 21 - Hull | 531 | 554 | 645 | 619 | 758 | 760 | 869 | 870 | 726 | 717 |
| Zone 22 - Aylmer | ** | 609 | 645 | 688 | 806 | 807 | 933 | 900 | 791 | 788 |
| Zone 23 - Gatineau | 530 | 527 | 609 | 614 | 731 | 731 | 792 | 807 | 716 | 719 |
| Zone 24 - Peripheral | ** | ** | 517 | 509 | 623 | 627 | 766 | 717 | 623 | 618 |
| **Ottawa-Gatineau CMA (Que. Part)** | **528** | **550** | **628** | **617** | **743** | **744** | **834** | **831** | **721** | **717** |

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Ottawa-Gatineau CMA (Que. Part)

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-12 | Oct-13 | Oct-12 | Oct-13 | Oct-12 | Oct-13 | Oct-12 | Oct-13 | Oct-12 | Oct-13 |
| Zone 21 - Hull | 580 | 598 | 3,178 | 3,212 | 5,359 | 5,406 | 1,249 | 1,245 | 10,366 | 10,461 |
| Zone 22 - Aylmer | 80 | 80 | 376 | 380 | 1,087 | 1,068 | 128 | 164 | 1,671 | 1,692 |
| Zone 23 - Gatineau | 166 | 166 | 1,327 | 1,313 | 4,128 | 4,171 | 1,278 | 1,287 | 6,899 | 6,937 |
| Zone 24 - Peripheral | 27 | 27 | 225 | 227 | 944 | 901 | 165 | 165 | 1,361 | 1,320 |
| **Ottawa-Gatineau CMA (Que. Part)** | **853** | **871** | **5,106** | **5,132** | **11,518** | **11,546** | **2,820** | **2,861** | **20,297** | **20,410** |

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Ottawa-Gatineau CMA (Que. Part)

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-12 | Oct-13 | Oct-12 | Oct-13 | Oct-12 | Oct-13 | Oct-12 | Oct-13 | Oct-12 | Oct-13 |
| Zone 21 - Hull | ** | 4.4 | 4.5 | 5.2 | 3.1 | 5.3 | 2.8 | 5.8 | 3.4 | 5.3 |
| Zone 22 - Aylmer | 0.0 | ** | ** | 14.5 | ** | 10.9 | ** | 1.9 | 8.2 | 10.5 |
| Zone 23 - Gatineau | ** | ** | 5.1 | ** | 4.9 | 4.6 | 4.0 | 4.3 | 4.8 | 5.8 |
| Zone 24 - Peripheral | ** | ** | ** | ** | 4.1 | ** | ** | ** | 3.5 | 7.6 |
| **Ottawa-Gatineau CMA (Que. Part)** | **2.3** | **** | **4.8** | **7.0** | **4.3** | **5.9** | **3.9** | **4.5** | **4.3** | **6.0** |

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Ottawa-Gatineau CMA (Que. Part)

| Centre | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-11 to Oct-12 | Oct-12 to Oct-13 | Oct-11 to Oct-12 | Oct-12 to Oct-13 | Oct-11 to Oct-12 | Oct-12 to Oct-13 | Oct-11 to Oct-12 | Oct-12 to Oct-13 | Oct-11 to Oct-12 | Oct-12 to Oct-13 |
| Zone 21 - Hull | 1.5 | ** | 1.7 | ++ | 1.9 | -2.9 | 1.4 | ++ | 1.5 | ** |
| Zone 22 - Aylmer | ** | ** | ++ | ++ | 3.9 | ** | ++ | 1.1 | 1.9 | -0.9 |
| Zone 23 - Gatineau | ++ | ++ | ++ | ++ | 2.5 | ++ | 1.8 | -0.8 | 1.6 | ++ |
| Zone 24 - Peripheral | ** | ** | ** | ++ | 3.3 | ++ | ++ | ++ | 3.2 | ++ |
| **Ottawa-Gatineau CMA (Que. Part)** | **++** | **++** | **1.3** | **++** | **2.3** | **-1.6** | **1.5** | **++** | **1.7** | **-0.9** |

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Ottawa-Gatineau CMA (Que. Part)

| Year of Construction | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-12 | Oct-13 | Oct-12 | Oct-13 | Oct-12 | Oct-13 | Oct-12 | Oct-13 | Oct-12 | Oct-13 |
| **Ottawa-Gatineau CMA (Que. Part)** | | | | | | | | | | |
| Pre 1960 | ** | ** | ** | ** | ** | ** | ** | ** | 3.2 | ** |
| 1960 - 1974 | 2.5 | ** | 3.6 | 3.9 | 3.8 | 5.5 | ** | ** | 3.5 | 5.0 |
| 1975 - 1989 | 0.0 | 4.7 | 2.3 | 6.6 | 3.3 | 4.6 | 5.4 | ** | 3.3 | 5.4 |
| 1990 - 1999 | ** | ** | ** | ** | 3.5 | 1.5 | ** | ** | 2.9 | ** |
| 2000+ | ** | ** | ** | ** | 3.8 | 5.6 | 0.4 | 0.4 | 3.0 | 4.0 |
| Total | 2.3 | ** | 3.2 | 5.8 | 3.4 | 4.9 | 3.0 | 4.0 | 3.3 | 5.1 |

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Ottawa-Gatineau CMA (Que. Part)

| Year of Construction | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-12 | Oct-13 | Oct-12 | Oct-13 | Oct-12 | Oct-13 | Oct-12 | Oct-13 | Oct-12 | Oct-13 |
| **Ottawa-Gatineau CMA (Que. Part)** | | | | | | | | | | |
| Pre 1960 | 403 | 495 | 549 | 564 | 654 | 674 | 826 | 840 | 625 | 632 |
| 1960 - 1974 | 564 | 574 | 652 | 651 | 719 | 726 | 849 | 822 | 701 | 701 |
| 1975 - 1989 | 508 | 529 | 625 | 622 | 713 | 701 | 790 | 754 | 701 | 687 |
| 1990 - 1999 | ** | ** | 602 | 569 | 760 | 767 | 779 | 796 | 740 | 736 |
| 2000+ | ** | ** | 663 | 623 | 895 | 905 | 906 | 919 | 859 | 857 |
| Total | 528 | 550 | 628 | 617 | 743 | 744 | 834 | 831 | 721 | 717 |

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Ottawa-Gatineau CMA (Que. Part)

| Size | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-12 | Oct-13 | Oct-12 | Oct-13 | Oct-12 | Oct-13 | Oct-12 | Oct-13 | Oct-12 | Oct-13 |
| **Ottawa-Gatineau CMA (Que. Part)** | | | | | | | | | | |
| 3 to 5 Units | ** | ** | ** | ** | 3.8 | 5.9 | ** | ** | 3.5 | ** |
| 6 to 19 Units | ** | ** | 4.0 | 6.0 | 3.4 | 4.3 | ** | ** | 3.3 | 4.4 |
| 20 to 49 Units | 10.7 | 4.8 | 5.1 | 3.5 | 3.3 | 4.6 | 1.2 | 6.7 | 3.6 | 4.7 |
| 50 to 99 Units | 3.1 | 10.0 | 3.4 | 3.0 | 5.6 | 6.2 | 5.5 | 3.0 | 4.4 | 4.8 |
| 100+ Units | 0.0 | 1.4 | 2.0 | 4.2 | 0.6 | 4.4 | ** | 1.6 | 1.1 | 3.9 |
| Total | 2.3 | ** | 3.2 | 5.8 | 3.4 | 4.9 | 3.0 | 4.0 | 3.3 | 5.1 |

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Ottawa-Gatineau CMA (Que. Part)

| Size | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-12 | Oct-13 | Oct-12 | Oct-13 | Oct-12 | Oct-13 | Oct-12 | Oct-13 | Oct-12 | Oct-13 |
| **Ottawa-Gatineau CMA (Que. Part)** | | | | | | | | | | |
| 3 to 5 Units | 412 | 483 | 564 | 546 | 733 | 730 | 819 | 799 | 708 | 693 |
| 6 to 19 Units | 501 | 504 | 592 | 595 | 728 | 741 | 843 | 855 | 718 | 729 |
| 20 to 49 Units | 520 | 518 | 639 | 640 | 745 | 743 | 775 | 765 | 723 | 722 |
| 50 to 99 Units | 555 | 580 | 650 | 647 | 763 | 746 | 845 | 844 | 705 | 698 |
| 100+ Units | 603 | 603 | 722 | 693 | 836 | 787 | 965 | 938 | 777 | 739 |
| Total | 528 | 550 | 628 | 617 | 743 | 744 | 834 | 831 | 721 | 717 |

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Ottawa-Gatineau CMA (Que. Part)

| Zone | 3-5 | | 6-19 | | 20-49 | | 50-99 | | 100+ | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-12 | Oct-13 | Oct-12 | Oct-13 | Oct-12 | Oct-13 | Oct-12 | Oct-13 | Oct-12 | Oct-13 |
| Zone 21 - Hull | 1.4 | ** | 2.9 | 3.4 | 3.7 | 6.5 | 4.0 | 4.4 | 1.1 | 2.8 |
| Zone 22 - Aylmer | ** | ** | 5.8 | 5.6 | ** | ** | ** | ** | ** | 8.8 |
| Zone 23 - Gatineau | 5.1 | 5.8 | 2.7 | 4.2 | 3.4 | 3.3 | 5.1 | 5.6 | - | - |
| Zone 24 - Peripheral | ** | 5.7 | 4.3 | ** | - | - | - | - | - | - |
| **Ottawa-Gatineau CMA (Que. Part)** | **3.5** | ** | **3.3** | **4.4** | **3.6** | **4.7** | **4.4** | **4.8** | **1.1** | **3.9** |

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Ottawa-Gatineau CMA (Que. Part)

| Rent Range | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-12 | Oct-13 | Oct-12 | Oct-13 | Oct-12 | Oct-13 | Oct-12 | Oct-13 | Oct-12 | Oct-13 |
| **Ottawa-Gatineau CMA (Que. Part)** | | | | | | | | | | |
| LT $500 | ** | ** | 0.4 | ** | ** | ** | ** | ** | 0.7 | ** |
| $500 - $599 | 2.4 | 5.9 | 3.2 | ** | ** | ** | ** | ** | 3.3 | 5.6 |
| $600 - $699 | 2.6 | 3.1 | 4.0 | 6.8 | 3.7 | 5.0 | 0.7 | 0.0 | 3.7 | 5.4 |
| $700 - $799 | ** | ** | 2.7 | 3.8 | 3.5 | 5.6 | ** | ** | 3.4 | 5.3 |
| $800 - $899 | ** | ** | ** | ** | 1.9 | 3.2 | 4.1 | ** | 2.5 | 3.7 |
| $900+ | ** | ** | ** | ** | ** | ** | ** | ** | 4.6 | 5.3 |
| Total | 2.3 | ** | 3.2 | 5.8 | 3.4 | 4.9 | 3.0 | 4.0 | 3.3 | 5.1 |

[1] Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## TECHNICAL NOTE:

*Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):*

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

# METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.
The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

# METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS – rented single-detached homes, semi-detached (double) homes, rented freehold row/townhomes, rented duplex apartments (i.e., one-above-other), rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type), rented condominiums (can be any dwelling type but are primarily apartments), and one or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal and Québec (NOTE: Condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Winnipeg, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

# DEFINITIONS

**Availability:** A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

**Rent:** The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

**Rental Apartment Structure:** Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

**Rental Row (Townhouse) Structure:** Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

**Vacancy:** A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

**Definitions of Census Areas referred to in this publication are as follows:**

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

Data presented is based on Statistics Canada's 2011 Census area definitions.

**Acknowledgement**

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

**Rental Affordability Indicators**

CMHC no longer reports on its rental affordability indicators (i.e. average rent compared to average renter income) given significant variability of underlying renter income data.

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